

NA

87042

08-29-94P03:45 RCVD WARRANTY DEED

Vol. 94 Page 27052

KNOW ALL MEN BY THESE PRESENTS, That Dale E. Phillips and Barbara J. Phillips, Husband and Wife hereinafter called the grantor, for the consideration hereafter stated, to grantor paid by Dale E. Phillips, Barbara J. Phillips and Kurt E. Phillips, Husband, Wife and Son hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Tract 1002

Lot 4, Block 4, LaWind Hills, as recorded in the office of the County Clerk of Klamath County, Oregon.

Subject To: Taxes, reservations, restrictions, rights of way of record and those apparent upon the land;

County Street Improvements #97, page 406, docketed 10-17-75 all of records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26 day of August, 19 94; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES DEFINED IN ORS 309.10

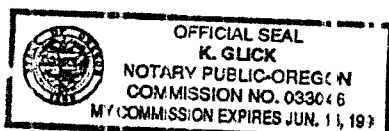
Dale E. Phillips
Barbara J. Phillips

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on August 26, 19 94, by DALE E. PHILLIPS and BARBARA J. PHILLIPS

This instrument was acknowledged before me on _____, 19 _____, by _____

as _____ of _____



My commission expires _____ Notary Public for Oregon

Grantor's Name and Address

Grantee's Name and Address

After recording, stamp to (Name, Address, Zip):
Dale E. Phillips
1813 Gearhart St
Klamath Falls, Or 97601
U... requested therefor and all the statements to (Name, Address, Zip):
Kurt E. Phillips
1813 Gearhart St
Klamath Falls, Or 97601

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 29th day of Aug, 19 94, at 3:43 o'clock P.M., and recorded in book/reel/volume No. M94 on page 27052 and/or as fee/title/instrument/microfilm/reception No. 87042, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pauline Mullendore, Deputy.

Fee \$30.00